APPLICATION NO:
F/2000/1207

LOCATION:
South Lodge Sonning Lane, Sonning Reading.

APPLICANT:
Mr Mrs Jones C/O Mr P D Bonney

PROPOSAL:
Proposed two storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **14/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Jones
C/O Mr P D Bonney
9 Eccles Close
Caversham
Reading
Berkshire
RG4 5BJ

Application Number: F/2000/1207

Parish: **SONNING**

Location: **South Lodge, Sonning Lane, Sonning, Reading.**

Proposal: **Proposed two storey rear extension to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of the future health and amenity value of the trees.

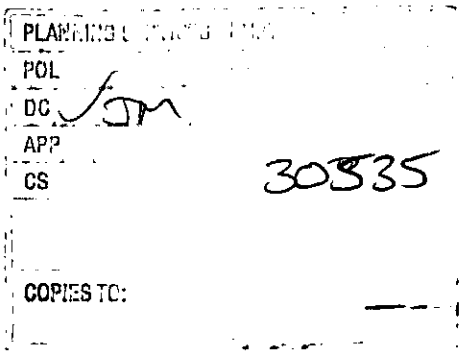
John Mitchell

John Mitchell
Development Control Manager
Date: 19/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

9 Eccles Close
Caversham
Reading, Berks
RG4 0BJ

12 June 2000



Joss Miller, Esq.
Planning Department
Wokingham District Council
PO Box 157
Shute End,
Wokingham
Berks RG40 1WR

Dear Sir,

RE: SOUTH LODGE, SONNING LANE, READING, BERKSHIRE

Please find enclosed six copies of drawing PB ML/01/03a, which now include the existing parking arrangements.

I can also confirm that there are three exiting bedrooms and one proposed bedroom, making a total of four bedrooms.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

PAUL BONNEY

Enclosure

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1207

Applicant : Mr Mrs Jones C/O Mr P D Bonney.

Location : South Lodge, Sonning Lane, Sonning, Reading.
Proposal : Proposed two storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		7/5

Date of Neighbour Notifications : 20/4

Date of Site Visit : 7/5

Date Registered : 10/04/2000

Earliest Date for Decision : 14/05/2000

Latest Consultation Date/Site Notice Expiry Date : 14/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :
Highways - condition

Planning Issues :
Effect on street scene & neighbouring properties
Identified settlement. DRE1.

Application Number: F/2000/1207

Appraisal :

This application is for a two storey rear extension.

Neighbours.

All neighbours are a sufficient distance for any impact relating to overbearing overshadowing and privacy issues to be minimised. London House, the nearest neighbour, is approx 25m from the proposal.

Street scene.

The proposal will be obscured from Sonning Lane by the main footprint of the applicant's house. It will be partially obscured from Holme Park farm Lane by the applicants house. There are several trees on the boundary and a 2m hedge. The extension is approx. 25m from the highway and is of a modest size, set down from the ridge height by approx 0.7m with a width of 3.4m and a depth of 4.0m Therefore any impact on the street scene will be minimised. There is sufficient parking to satisfy Council policies.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1207
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works
3	SC23	SR06	Parking & garaging
4	SC49	SR18	Existing trees and hedgerows on the site shall not be damaged etc.

19/7/00

RECORD OF SITE VISIT

SITE ADDRESS: South Lodge Sonning Lane Sonning Reading.

APPLICATION NUMBER: F/2000/1207

OFFICER: Joss Miller

DATE OF SITE VISIT: 7/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front hedge

2. DESCRIPTION OF SURROUNDINGS

Large detached houses

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Neighbours - some distance away.

Street scene - 2m hedge on boundary & trees & outbuildings.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING ✓

LEVELS —

BOUNDARY TREATMENT 2m hedges

OTHERS —

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 20 April 2000

Application Number: F/2000/1207

Proposal: Proposed two storey rear extension to dwelling

Site Address:
South Lodge, Sonning Lane, Sonning, Reading.

Applicant:
Mr Mrs Jones C/O Mr P D Bonney.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Sc 23 - Packing & Turning (SR06)

Signed: N.S. Trotter **Print name:** N Trotter

26-4-00

**********FILE COPY**********

Tel: (0118) 974 6463

Date: **20 April 2000**

My ref: F/2000/1207

CONFIDENTIAL

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1207
South Lodge, Sonning Lane, Sonning, Reading.
Proposed two storey rear extension to dwelling

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** *on* **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1207**
South Lodge, Sonning Lane, Sonning, Reading.
Proposed two storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2000/1207

Proposal:
Proposed two storey rear extension to dwelling

Location:
South Lodge, Sonning Lane, Sonning, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/05/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 APR 20[illegible]	Map No. 31 Site 0:06
Officer: JM / Application No. F/2000/1207	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(P) PROPOSED TWO STOREY ~~FRONT~~ REAR EXTENSION TO DWELLING

Location: SOUTH LODGE SONNING LANE

Parish: SONNING Ward: Sonning 20-4-2000

Applicant: MR/MRS JONES

Fee Received 95-00 Required ..... Additional ..... Refund .....
(7)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~Show position extn. & THEY HAVE?~~		
3	Forms unsigned	~~Form says front rear but~~ looks like front.		
4	Correct S 66 certificate			
5	Elevation plans	Scale? 1:100	/	
6	Floor plans	Scale? 1:50	/	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	NO PARKING layout (Don't know how many bedrooms)		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

No pre-apps

NEIGHBOURS: S/N + The Bungalow, + Lowdon HSE - Sonning Lane ✓

"SOUTH LODGE,"

ADDRESS SONNING LANE PARISH SONNING

PLOT No. Old Property ORD. SHEET No. SU.7574 (3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 24192	MR. W. JONES	ADDL GARAGE	14.2.85	APP N/A
25084	"	2/ST. EXTENSION	24.3.86	C/A
BRA 386	"	NEW MANHOLE TO CONNECT MAIN SEWER	19.3.86	APP N/A
BRA 478	"	2/ST. EXTENSION	15.4.86	APP N/A
39602	"	CONSERVATORY	12.8.92	C/A
43665	W/DR.			

10 APR 2000* 1207

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 241/73 (LAND ADJ)

DRAINAGE

PB MIL/01/01

Mr P D Bonney,
9 Eccles Close,
Caversham,
Reading,
Berkshire,
RG4 5BJ
Day time (0118) 946 1242
Evenings (0118) 947 8959

10.APR.2000* 1207

Planning Department
Wokingham District Council
PO Box 157
Civic Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Sir or Madam,

SOUTH LODGE, SONNING LANE, SONNING ON THAMES

Please find enclosed the following in order to submit a full planning application :-

- 6 copies of drawings numbered PB MIL / 01 / 01, 02 & 03.
- 6 copies of the relevant Application forms, including certificate A.
- A cheque for the sum of £ 95.00.

I look forward to receiving a receipt for this application and a notice to display.

Your Faithfully

PAUL BONNEY

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

10.APR.2000* 1207

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR + MRS R JONES.
	ADDRESS	SOUTH LODGE, SONNING LANE, SONNING ON THAMES
	POST CODE	BERKSHIRE Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	DAVID MR P.D BONNEY
	ADDRESS	9 ECCLES CLOSE, CAVERSHAM, READING, BERKSHIRE RG4 5PJ
	POST CODE	Tel. No. 9464642
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	SOUTH LODGE, SONNING LANE, SONNING ON THAMES
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR EXTENSION TO FORM NEW BEDROOM
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		(YES) / NO NON TO BE FELLED
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		PLAIN CLAY ROOF TILES CLAY TILE HANGING EXTG WINDOWS RE-USED
7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.		(YES) / NO
8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans.		YES / (NO)
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		YES / (NO)

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95 ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. 1:1250 ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

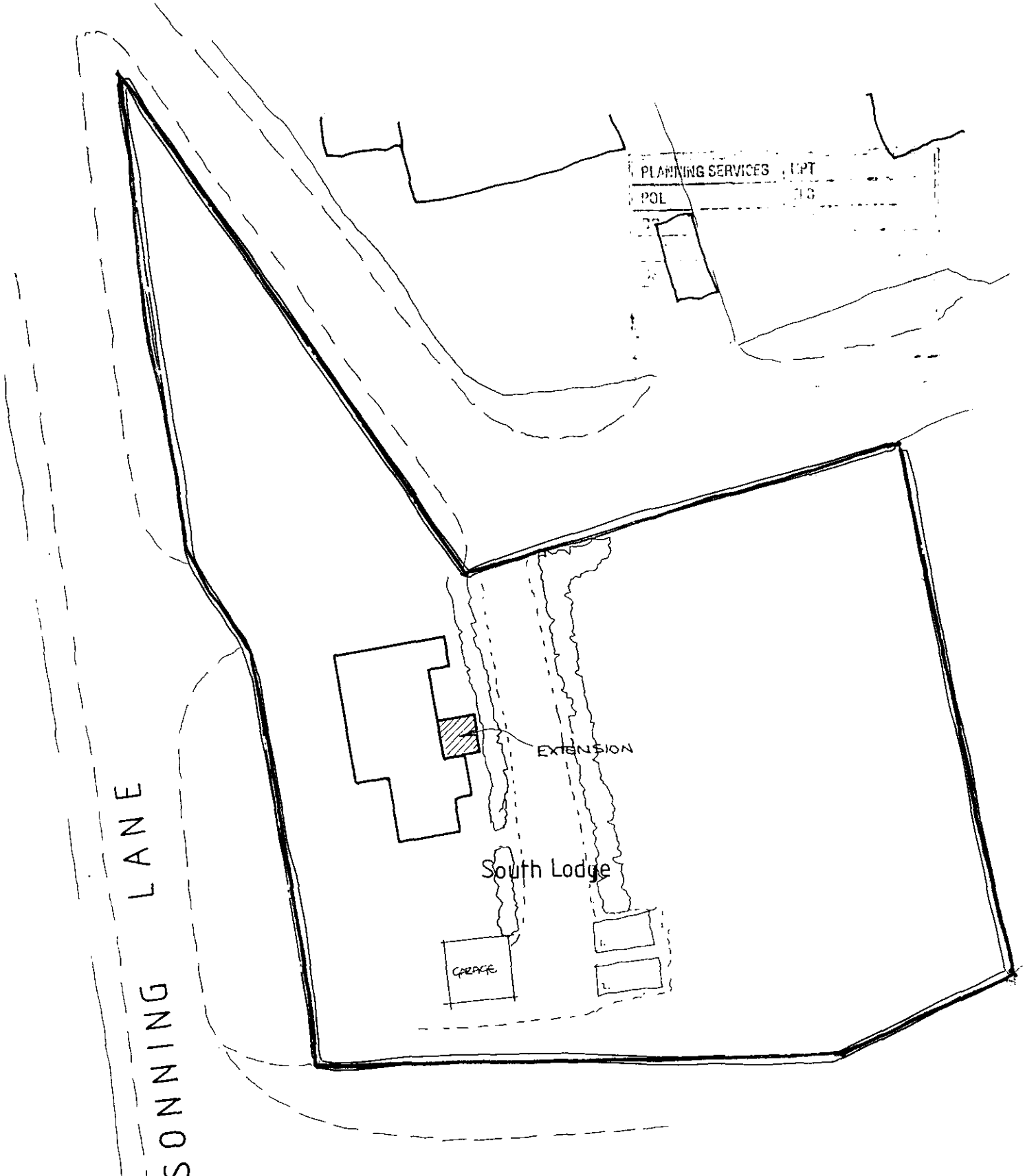
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS R JONES

DATE 5th APRIL 2000



APPROVED

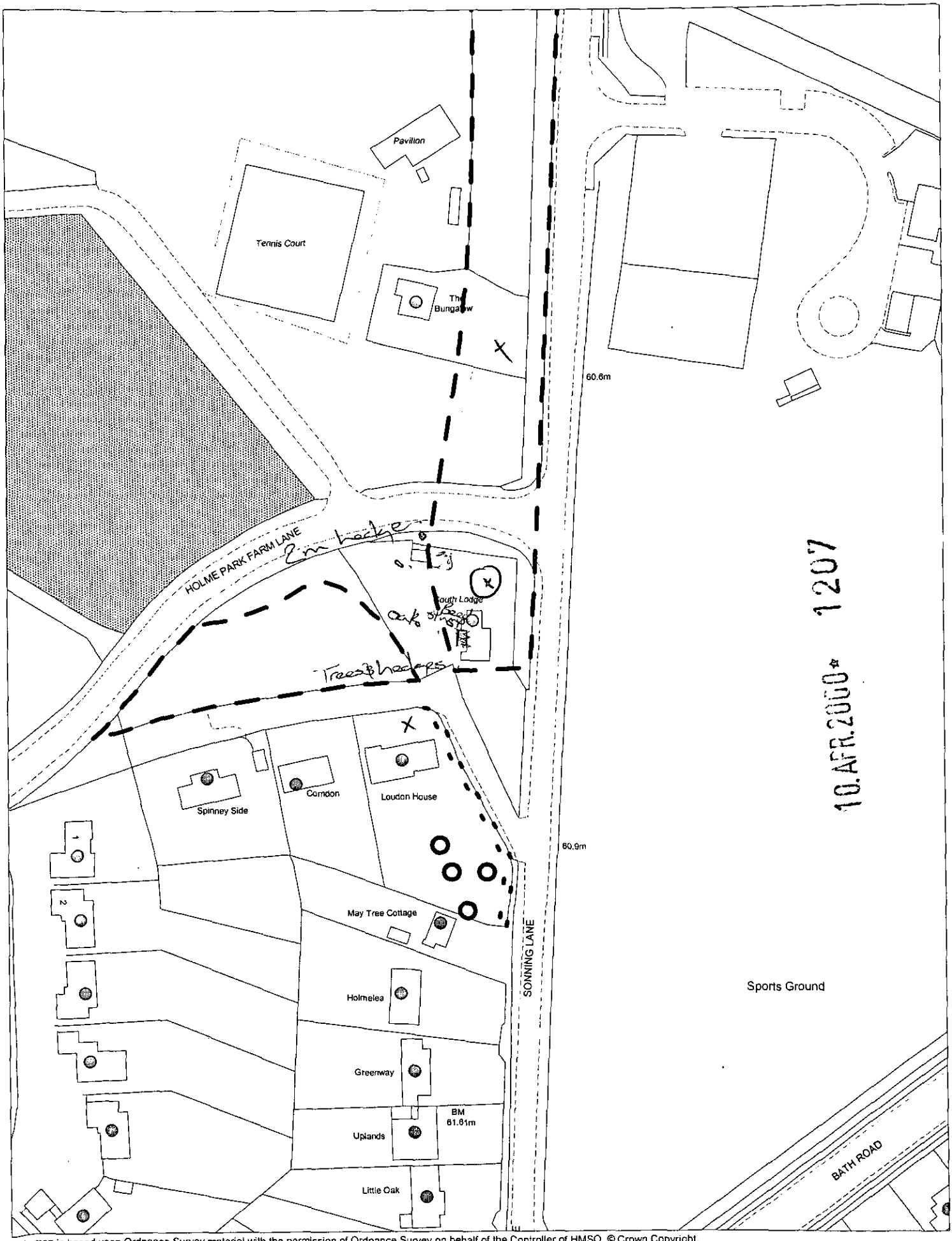
CLIENT Mr & Mrs R. Jones

JOB South Lodge, Sonning Lane
Sonning on Thames

DRG SITE PLAN

PB MIL/01/03A

SCALE 1:500 DRAWN PDB DATE March 2003



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Development Control Support Section, Environmental Services, Wokingham District Council.
12 April 2000

Scale: 1 : 1250